

Late Backup ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 135 WEST SLAUGHTER LANE FROM RURAL
3 RESIDENCE AND SINGLE FAMILY RESIDENCE STANDARD LOT TO
4 COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)
5 COMBINING DISTRICT.

6
7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

8
9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from rural residence and single family residence standard lot to
11 community commercial-conditional overlay (GR-CO) combining district on the property
12 described in Zoning Case No. C14-2012-0046, on file at the Planning and Development
13 Review Department, as follows:

14
15 The north 62 feet of Lot 9, Tom F. Dunahoo Subdivision, a subdivision in the City
16 of Austin, Travis County, Texas, according to the map or plat of record in Plat
17 Book Volume 7398, Page 170 of the Plat Records of Travis County, Texas (the
18 "Property"),

19
20 locally known as 135 West Slaughter Lane in the City of Austin, Travis County, Texas,
21 and generally identified in the map attached as Exhibit "A".

22
23 PART 2. The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:

25
26 A. A site plan or building permit for the Property may not be approved, released,
27 or issued, if the completed development or uses of the Property, considered
28 cumulatively with all existing or previously authorized development and uses,
29 generate traffic that exceeds 2,000 trips per day.

30
31 B. The following uses are prohibited uses of the Property:

- | | |
|--|-------------------------|
| Automotive repair services | Automotive rentals |
| Automotive sales | Bail bond services |
| Commercial off-street parking | Communications services |
| Drop-off recycling collection facility | Exterminating services |
| Funeral services | Indoor entertainment |

Indoor sports and recreation
Outdoor entertainment
Pawn shop services
Theater

Off-site accessory parking
Outdoor sports and recreation
Research services

1
2 Except as specifically restricted under this ordinance, the Property may be developed and
3 used in accordance with the regulations established for the community commercial (GR)
4 base district and other applicable requirements of the City Code.

5
6 **PART 3.** This ordinance takes effect on _____, 2012.

7
8 **PASSED AND APPROVED**

9
10 _____, 2012.

11 §
12 §
13 §

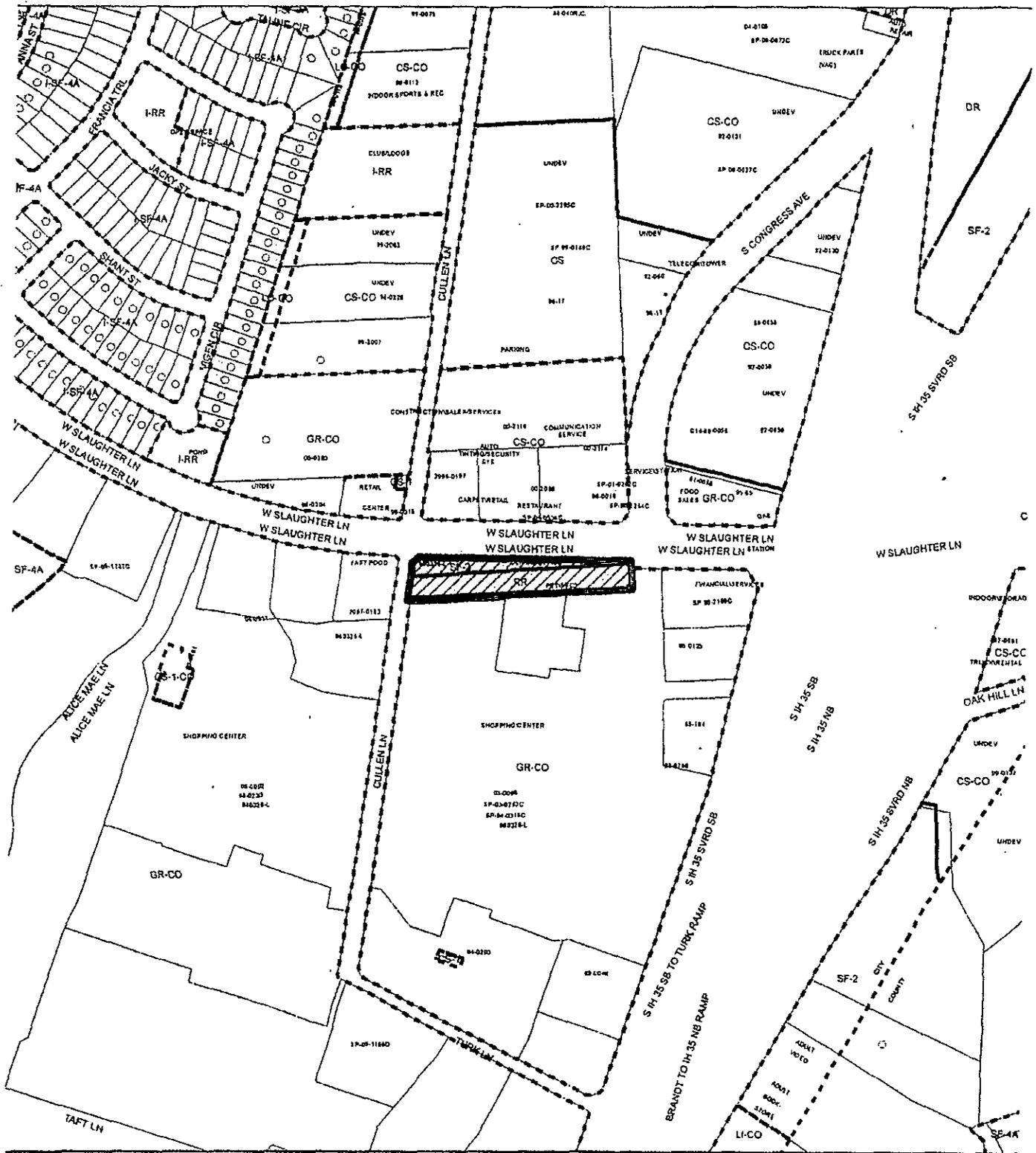
14 Lee Leffingwell
15 Mayor

16
17 **APPROVED:** _____

18 Karen M. Kennard
19 City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk



ZONING

ZONING CASE#: C14-2012-0046

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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Exhibit A